

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	MR DARREN EVANS AND CHRIS TYE	Code No	WRO P/2021/1051
Agent	MR DARREN EVANS AND CHRIS TYE TREM Y CAPEL FRANCIS ROAD MOSS WREXHAM LL11 6EB	Date Received	21/07/2021
		Decision Date	10/01/2022

Town and Country Planning Act, 1990

Location of application

31, WATERY ROAD, WREXHAM, LL13 7NP

Description of application

NEWID DEFNYDD O ANNEDD DOSBARTH C3 I DY AMLFEDDIANNAETH DOSBARTH C4 (OL-WEITHREDOL) / CHANGE OF USE FROM CLASS C3 DWELLING TO CLASS C4 HOUSE IN MULTIPLE OCCUPATION (IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development objectives
H4	Sub-division of dwellings
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development will result in an over concentration of HMOs within the immediate area of the site contrary to Policy H4 (d) of the adopted Wrexham Unitary Development Plan and Local Planning Guidance Note No. 5 'Conversion of Dwellings into Houses in Multiple Occupation' which sets out a maximum of 10% HMOs within a 50 metre radius of the site.

2. The development will give rise to an increase in demand for on-street parking in the vicinity of the site, exacerbating existing parking problems to the detriment of highway safety and residential amenity. The proposals therefore conflict with policy T8 of the Wrexham Unitary Development Plan.

A handwritten signature in black ink, appearing to read 'L. Jones'.

**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm